

109.A

0006

0056.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
436,500 / 436,500  
436,500 / 436,500  
436,500 / 436,500
**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		MONTAGUE ST, ARLINGTON

## OWNERSHIP

Owner 1:	KRAJEWSKI THOMAS /JILL	Unit #:	A
Owner 2:			
Owner 3:			

Street 1: 56 MONTAGUE ST UNIT A

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: N
Postal: 02474		Type:

## PREVIOUS OWNER

Owner 1:	CASE ELENA -
Owner 2:	-

Street 1: 56 MONTAGUE ST UNIT A

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: N
Postal: 02474		Type:

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1965, having primarily Vinyl Exterior and 1341 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7639																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	436,500			436,500		
							261125
							GIS Ref
							GIS Ref
							Insp Date
							04/20/18

15022!

## USER DEFINED

Prior Id # 1:	69945
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/30/21 20:01:56
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
04/20/18	10:23:56
danam	
15022	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CASE ELENA	48625-583		12/7/2006		315,000	No	No		
SPEARS CRAIG	44275-164		12/10/2004		366,500	No	No		

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/3/2011	1230	Manual	6,000					

## ACTIVITY INFORMATION

Date	Result	By	Name
4/20/2018	Measured	DGM	D Mann
5/17/2005	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH									
Type: 99 - Condo Conv			Full Bath: 1	Rating: Average														
Sty Ht: 2 - 2 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1		3/4 Bath:	Rating:														
Foundation: 1 - Concrete			A 3QBth	Rating:														
Frame: 1 - Wood			1/2 Bath: 1	Rating: Average														
Prime Wall: 4 - Vinyl			A HBth:	Rating:														
Sec Wall:	%		OthrFix:	Rating:														
Roof Struct: 2 - Hip			OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl			Kits: 1	Rating: Average														
Color: TAN			A Kits:	Rating:														
View / Desir:			Frpl: 1	Rating: Average														
GENERAL INFORMATION			WSFlue:	Rating:														
Grade: C - Average			CONDO INFORMATION															
Year Blt: 1965	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:	Total Units:															
Jurisdct: G6		Fact: .	Floor: M - Multi-Level															
Const Mod:			% Own: 50.000000000															
Lump Sum Adj:			Name:															
INTERIOR INFORMATION			DEPRECIATION															
Avg Ht/FL:	STD		Phys Cond: AV - Average	31.	%													
Prim Int Wal	1 - Drywall		Functional:		%													
Sec Int Wall:	%		Economic:		%													
Partition:	T - Typical		Special:		%													
Prim Floors:	3 - Hardwood		Override:		%													
Sec Floors:	%		Total:	31	%													
Bsmt Flr:	12 - Concrete		CALC SUMMARY			COMPARABLE SALES												
Subfloor:			Basic \$ / SQ: 305.00			Rate	Parcel ID	Typ	Date	Sale Price								
Bsmt Gar:			Size Adj.: 1.35000002															
Electric:	3 - Typical		Const Adj.: 1.00989902															
Insulation:	2 - Typical		Adj \$ / SQ: 415.826															
Int vs Ext:	S		Other Features: 75000															
Heat Fuel:	1 - Oil		Grade Factor: 1.00															
Heat Type:	3 - Forced H/W		NBHD Inf: 1.000000000															
# Heat Sys:	1		NBHD Mod:															
% Heated:	100	% AC:	LUC Factor: 1.00															
Solar HW:	NO	Central Vac:	Adj Total: 632623															
% Com Wal		% Sprinkled	Depreciation: 196113			Juris. Factor: 1.00	Before Depr: 415.83											
			Depreciated Total: 436510			Special Features: 0	Val/Su Net: 325.50											
						Final Total: 436500	Val/Su SzAd: 325.50											
MOBILE HOME			Make:		Model:		Serial #		Year:	Color:								
SPEC FEATURES/YARD ITEMS			PARCEL ID 109.A-0006-0056.A															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
More: N																		
Total Yard Items:			Total Special Features:								Total:							

